

11-14

Northgate Phase I

IN A PORTION OF THE SE 1/4 OF THE SW 1/4
OF SECTION 20, T 8 S, R 4 W, W.M.

CITY OF INDEPENDENCE
POLK COUNTY, OREGON

(Page 1 of 5)

SURVEYOR'S CERTIFICATE FOR NORTHGATE PHASE I

I, CARL A. BESEDA, DEPOSE AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR IN THE STATE OF OREGON AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON AS NORTHGATE PHASE I WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE INITIAL POINT OF THIS SUBDIVISION WHICH IS A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT RECORDED IN VOLUME 1991, PAGE 044, AS RECORDED IN COUNTY BOOK OF PARTITION PLATS POLK COUNTY, OREGON AND BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF INDEPENDENCE, POLK COUNTY, OREGON;

THENCE NORTH 89°42'35" WEST, 895.66 FEET ALONG THE SOUTH LINE OF PARCEL 1 TO A 5/8" IRON ROD;
THENCE NORTH 00°17'25" EAST, 108.00 FEET TO A 5/8" IRON ROD;
THENCE NORTH 20°41'00" WEST, 64.26 FEET TO A 5/8" IRON ROD;
THENCE NORTH 00°17'25" EAST, 552.99 FEET TO A 5/8" IRON ROD;
THENCE NORTH 89°42'35" WEST, PARALLEL WITH SAID SOUTH LINE 99.00 FEET TO A 5/8" IRON ROD SAID POINT BEING AT THE START OF A 10' RADIUS CURVE TO THE LEFT WHICH THE CHORD BEARS SOUTH 45°17'25" WEST, 14.14 FEET;
THENCE ALONG SAID CURVE 15.71 FEET TO A 5/8" IRON ROD;
THENCE NORTH 89°42'35" WEST, 60.00 FEET TO THE START OF A 10' RADIUS CURVE TO THE LEFT WHICH THE CHORD BEARS NORTH 44°42'35" WEST, 14.14 FEET;
THENCE ALONG SAID CURVE 15.71 FEET TO A 5/8" IRON ROD;
THENCE NORTH 89°42'35" WEST, 50.73 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 00°17'25" WEST, 104.00 FEET TO A 5/8" IRON ROD;
THENCE NORTH 89°42'35" WEST, 313.45 FEET TO A 5/8" IRON ROD SAID POINT BEING ON THE WEST LINE OF SAID PARCEL 1, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GUN CLUB ROAD;
THENCE NORTH 00°03'33" WEST, 231.91 FEET ALONG SAID WEST LINE OF SAID PARCEL 1 AND SAID EAST RIGHT-OF-WAY LINE TO A 5/8" IRON ROD;
THENCE SOUTH 88°14'37" EAST, 111.06 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 87°00'31" EAST, 60.01 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 88°14'37" EAST, 105.45 FEET TO A 5/8" IRON ROD;
THENCE NORTH 00°17'25" EAST, 51.15 FEET TO A 5/8" IRON ROD AS SHOWN FOR THE MOST SOUTHWESTERLY CORNER OF PARCEL 2 OF SAID PARTITION PLAT AS SHOWN IN CS#13445;
THENCE SOUTH 81°08'05" EAST, 115.29 FEET ALONG THE SOUTH LINE OF PARCEL 2 AS SHOWN IN CS#13445 TO A 5/8" IRON ROD;
THENCE SOUTH 00°17'25" EAST, 3.61 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE SOUTH 82°55'08" EAST, 5.19 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE SOUTH 89°42'57" EAST, 16.84 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE SOUTH 85°05'52" EAST, 66.21 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE NORTH 84°50'46" EAST, 56.25 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE SOUTH 89°42'57" EAST, 20.00 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE SOUTH 85°36'39" EAST, 56.14 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE NORTH 89°42'13" EAST, 65.00 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE NORTH 87°19'29" EAST, 65.09 FEET TO A 5/8" IRON ROD AS SHOWN IN SAID SURVEY;
THENCE SOUTH 89°42'57" EAST, 325.16 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN IN PARTITION PLAT RECORDED IN VOLUME 1991, PAGE 044;
THENCE SOUTH 41°43'42" EAST, 61.33 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 00°17'25" WEST, 607.30 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 89°52'00" EAST, 111.00 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 87°44'54" EAST, 60.04 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 89°42'35" EAST, 101.00 FEET TO A 5/8" IRON ROD;
THENCE NORTH 00°12'39" WEST, PARALLEL WITH THE EAST LINE OF SAID PARTITION PLAT 1250.41 FEET TO A POINT ON A 410.74' RADIUS CURVE TO THE RIGHT, WHICH THE CHORD BEARS SOUTH 50°43'37" EAST, 107.16 FEET SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOFFMAN ROAD;
THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY 107.46 FEET TO A 5/8" IRON ROD AS SHOWN FOR THE NORTHEAST CORNER OF SAID PARCEL 1;
THENCE SOUTH 00°12'39" EAST, 1405.95 FEET ALONG THE EAST LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING.

CONTAINS 17.88 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENT

An easement is hereby reserved under and upon the interior (10) feet of front boundary lines and interior (3) feet of side boundary lines of all lots, for purpose of laying, constructing, renewing, operating, and maintaining Electrical, Telephone, Gas, Cable Television, Water and Sanitary Sewer services.

THE WITHIN PLAT IS HEREBY APPROVED

John Humeck 10-9-97
Polk County Surveyor Date

Dennis Day 10-22-97
County Assessor Date

I hereby certify that all taxes and assessments on the above described property have been paid in full to July 4, 1998

Carolyn Wall 10-22-97
by Jessie Dicks Polk County Tax Collector Date

Carolyn Wall 10/22/97
Chairperson - Polk County Board of County Commissioners Date

City Approvals

W. L. P. P. 10-6-97
City of Independence Planner Date

All City liens on this property have been paid.

Ann Buck 10-07-97
City Recorder Date

An Agreement has been executed as provided in Sections 90.60.100 and 90.60.105 of the City of Independence Subdivision Ordinance to assure completion of required improvements.

Betty Martin 10/3/97
Chairman Planning Commission Date
City of Independence
Planning File No. SD 1-94

AF Com. Bor 351-1895

NARRATIVE

The purpose of this survey is to plat Phase I of Northgate Subdivision as approved by Independence Planning Commission. All data concerning the boundary of the current tract of land is from my boundary surveys redorded in CS13237 and CS13445 which was arrived from Partition Plat recorded in Volume 1991, Page 044. I found no easements of record other than those shown hereon. To the best of my knowledge, no NGS monuments exist within the one-half mile limit required by the current statute.

DECLARATION

Known all men by these present that we, Quail Construction, Inc., being the owner(s) of the land described in the Surveyor's Certificate heron made and desiring to dispose of the same in lots have caused the same to be surveyed and platted, the same to be known as Northgate Phase I.

I also certify that all taxes and assessments levied against said land have been paid in full.

There are no water rights appurtenant to this property.

DEDICATION

We hereby dedicate to the public use forever the street and easements shown hereon.

In witness whereof I set my hand and seal this 24th day of September 1997.

Quail Construction, Inc.

By:

John Humeck
OWNER

John Humeck
OWNER

STATE OF WASHINGTON

S.S.
COUNTY OF CLARK

On this 24 day of September, 1997, personally appeared before me the within named John Humeck & Linda Dawson personally known to be the identical persons described in and who executed the above instrument and who personally acknowledged to me that they exucuted the same freely and voluntarily for the uses and purposes therein named without fear of compulsion from anyone.

Jan M. Haroldson
Notary Public of Washington
My commission expires 1-1-2000

JAN. M. HAROLDSON
NOTARY-PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 1, 2000

STATE OF OREGON

S.S.
COUNTY OF POLK

436556

I, Linda Dawson, County Clerk and Recorder, do hereby certify that the within plat was received and duly recorded by me in the Polk County Book of Town Plats, Volume 011, Page 0019, on this 22 day of OCTOBER 1997 at 11:15 o'clock A.M.

Linda Dawson
Clerk/Recorder

By Ann M. G. G.
Deputy

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments within the subvision will be accomplished within 90 calendar days following completion of the paving improvements or one year following the original plat recordation, which ever occurs first in accordance with O.R.S. 92.060.

Carl A. Beseda 9-22-97
Carl A. Beseda Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Beseda
OREGON
JULY 25, 1988
CARL A. BESEDA
#02712LS
EXP 12-31-97

LE

LAWSON SURVEYING
& ENGINEERING, INC.
BUILDING 12, SUITE 1294
11815 N.E. 99th STREET
VANCOUVER, WA 98682
PHONE (360) 256-8008
960195B1 520854W 09/22/97

PW02259702S

Northgate Phase I

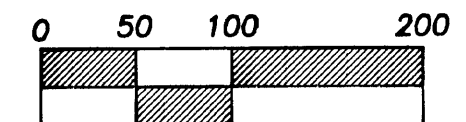
IN A PORTION OF THE S.E. 1/4
OF THE S.W. 1/4 OF SECTION 20,
T 8 S, R 4 W, W.M.

CITY OF INDEPENDENCE
POLK COUNTY, OREGON
(Page 2 of 5)

PLAT ATTACHMENTS
REC. CORR. BOR. 351-1895

CURVE	CHORD BRG.	CHORD	RADIUS	DELTA	ARC
C1	N44°42'35"W	14.14'	10.00'	90°00'00"	15.71'
C2	S45°17'25"W	14.14'	10.00'	90°00'00"	15.71'
C3	S67°27'48"E	132.07'	410.74'	18°30'11"	132.64'
C4	S50°43'37"E	107.16'	410.74'	14°59'25"	107.46'
C5	N07°18'15"W	56.44'	230.00'	14°05'41"	56.58'

NOTE:
TRACT 'A' CONTAINS STORM-
WATER FACILITIES AND PP&L
MAINTENANCE ACCESSWAY.
THEY WILL BE OWNED AND
MAINTAINED BY THE NORTHGATE
HOMEOWNERS ASSOCIATION.



SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S87°00'31"E	60.01'
L2	N00°17'25"E	51.15'
L3	S41°43'42"E	61.33'
L4	S87°44'54"E	60.04'
L5	N82°55'08"W	5.19'
L6	S20°41'00"E	64.26'
L7	N89°42'35"W	60.00'
L8	N89°42'35"W	50.73'
L9	S87°19'29"W	65.09'
L10	N00°17'25"E	3.61'
L11	N89°42'57"W	16.84'
L12	N85°05'52"W	66.21'
L13	S84°50'46"W	56.25'
L14	N89°42'57"W	20.00'
L15	N85°36'39"W	56.14'
L16	S89°42'13"W	65.00'
L17	N00°17'25"E	40.00'

LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947
- SET 5/8" x 30" IRON REBAR WITH ALUMINUM CAP STAMPED LAWSON OR. 947 (FOR CENTERLINE MONUMENTATION)
- POSITION OF 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947 AS SET IN CS13237
- △ POSITION OF 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947 AS SET IN CS13445
- POSITION OF 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED TACCHINI AS SET IN PARTITION PLAT VOL. 1991, PG. 44
- POSITION OF 3/4" IRON PIPE AS SHOWN ON THE SOUTH LINE OF PARCEL 1, PARTITION PLAT VOL. 1991, PG. 44
- RECORD DISTANCE
- MATCH LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Beseda

OREGON
JULY 25, 1980
CARL A. BESEDA
#02712LS

EXP. 12-31-97

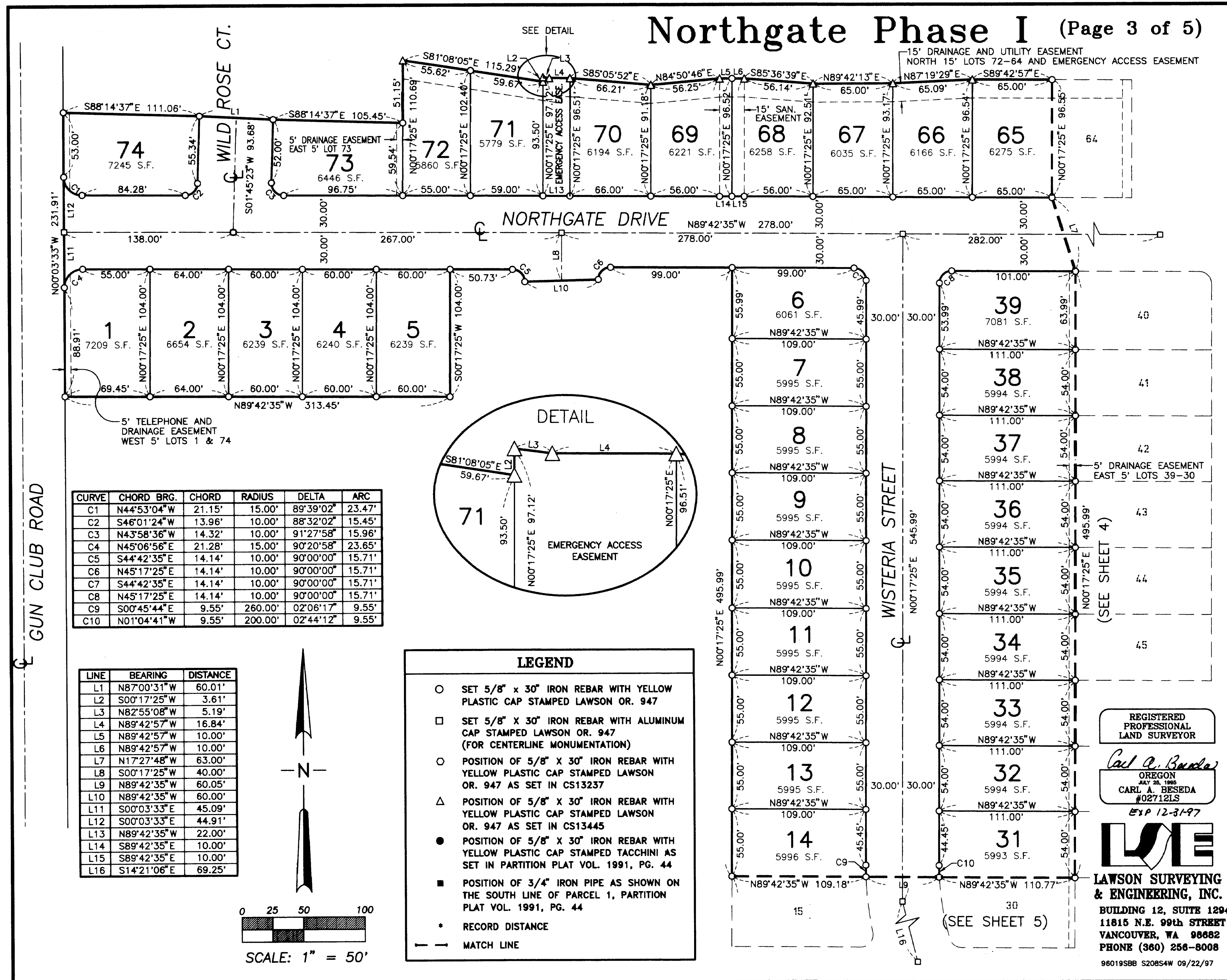


LAWSON SURVEYING
& ENGINEERING, INC.

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VANCOUVER, WA 98682
PHONE (360) 256-8008
960195B5 S208S4W 09/22/97

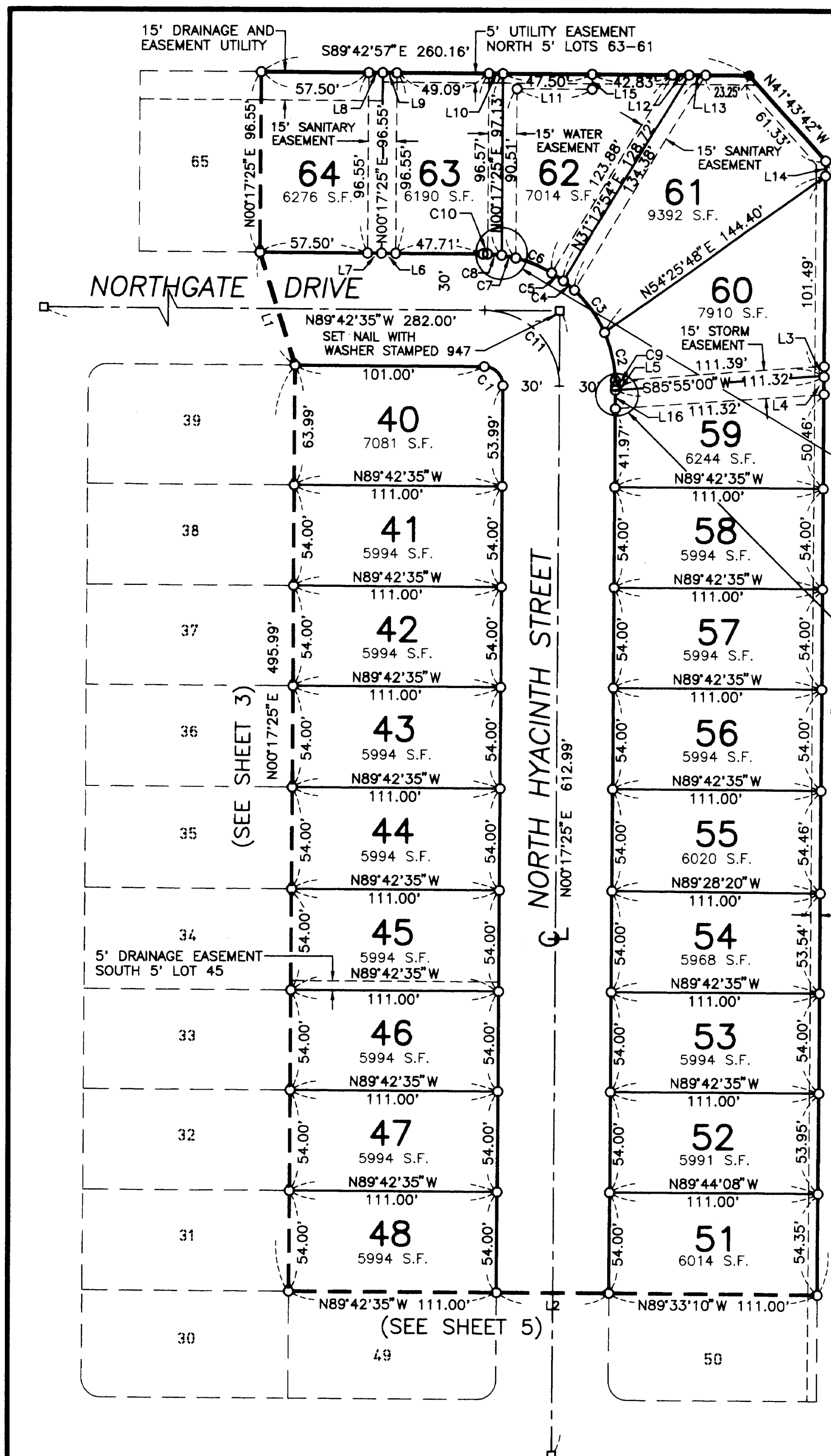
Northgate Phase I (Page 3 of 5)

A.F. Corr. BOR 351-1895



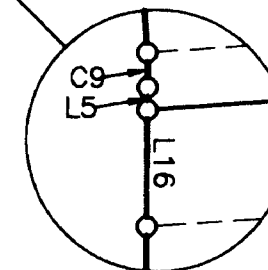
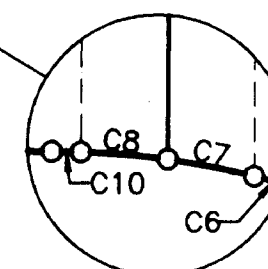
Northgate Phase I

(Page 4 of 5)

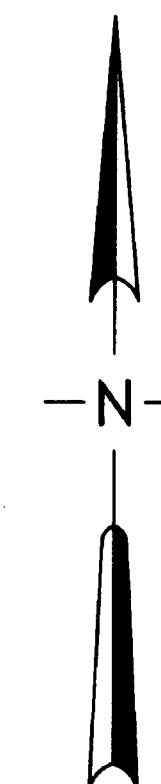


CURVE	CHORD BRG.	CHORD	RADIUS	DELTA	ARC
C1	S44°42'35"E	14.14'	10.00'	90°00'00"	15.71'
C2	N12°55'36"	26.09'	70.00'	21°28'38"	26.24'
C3	N35°14'47"W	28.11'	70.00'	23°09'44"	28.30'
C4	N49°56'08"W	7.59'	70.00'	06°12'57"	7.59'
C5	N56°07'03"W	7.51'	70.00'	06°08'54"	7.51'
C6	S67°41'03"E	20.68'	70.00'	16°59'06"	20.75'
C7	S79°17'57"E	7.63'	70.00'	06°14'41"	7.63'
C8	S85°30'02"E	7.52'	70.00'	06°09'30"	7.52'
C9	N00°56'56"W	3.03'	70.00'	02°28'42"	3.03'
C10	S89°08'41"E	1.38'	70.00'	01°17'48"	1.38'
C11	S44°42'35"E	56.57'	40.00'	90°00'00"	62.83'

LINE	BEARING	DISTANCE
L1	S17°27'48"E	63.00'
L2	N89°42'35"W	60.00'
L3	N00°17'25"E	5.01'
L4	N00°17'25"E	10.03'
L5	N00°17'25"E	1.98'
L6	S89°42'35"E	7.50'
L7	S89°42'35"E	7.50'
L8	N89°42'57"W	7.50'
L9	N89°42'35"W	7.50'
L10	N89°42'57"W	7.50'
L11	N89°42'57"W	40.00'
L12	N89°42'57"W	8.74'
L13	N89°42'57"W	8.74'
L14	S00°17'25"W	8.00'
L15	S00°17'25"W	8.00'
L16	N00°17'25"E	10.03'



AF-Corr-Bor 351-1895



0 25 50 100
SCALE: 1" = 50'

LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947
- SET 5/8" x 30" IRON REBAR WITH ALUMINUM CAP STAMPED LAWSON OR. 947 (FOR CENTERLINE MONUMENTATION)
- POSITION OF 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947 AS SET IN CS13237
- △ POSITION OF 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947 AS SET IN CS13445
- POSITION OF 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED TACCHINI AS SET IN PARTITION PLAT VOL. 1991, PG. 44
- POSITION OF 3/4" IRON PIPE AS SHOWN ON THE SOUTH LINE OF PARCEL 1, PARTITION PLAT VOL. 1991, PG. 44
- RECORD DISTANCE
- MATCH LINE

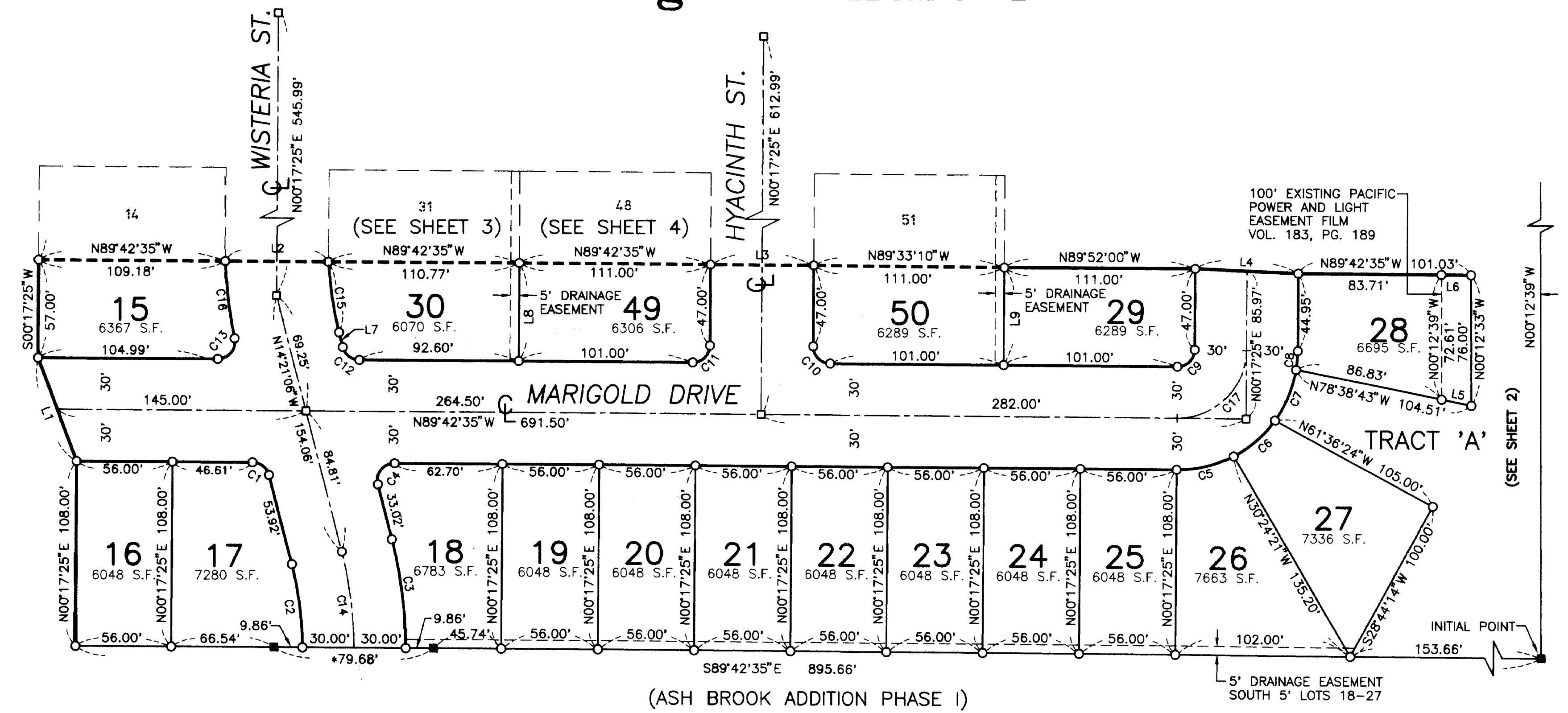
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Beseda
OREGON
JULY 28, 1998
CARL A. BESEDA
#02712LS
exp. 12-31-97

LE
**LAWSON SURVEYING
& ENGINEERING, INC.**
BUILDING 12, SUITE 1294
11815 N.E. 99th STREET
VANCOUVER, WA 98682
PHONE (360) 256-8008
98019SB3 S208S4W 10/01/97

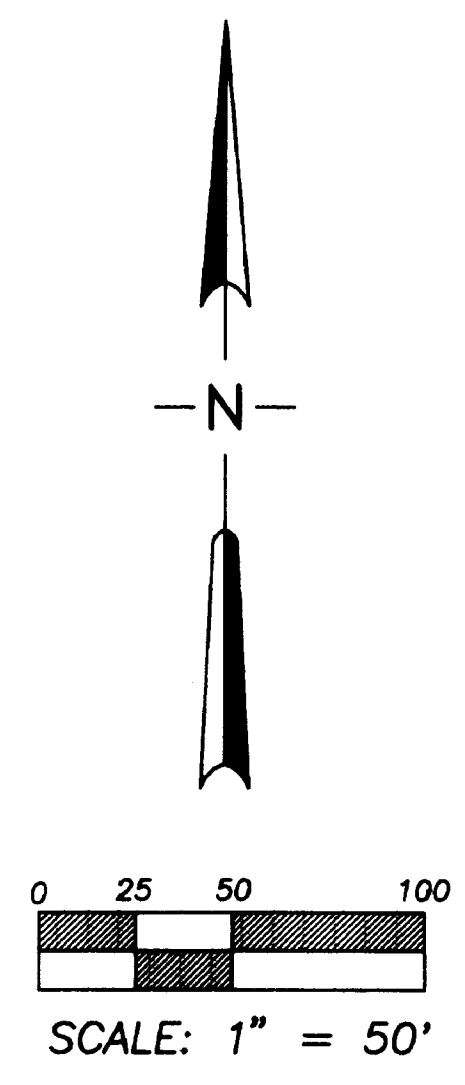
Northgate Phase I

(Page 5 of 5)



(ASH BROOK ADDITION PHASE I)
(VOL. 7, PG. 1)

LEGEND	
○	SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947
□	SET 5/8" X 30" IRON REBAR WITH ALUMINUM CAP STAMPED LAWSON OR. 947 (FOR CENTERLINE MONUMENTATION)
○	POSITION OF 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947 AS SET IN CS13237
△	POSITION OF 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED LAWSON OR. 947 AS SET IN CS13445
●	POSITION OF 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED TACCHINI AS SET IN PARTITION PLAT VOL. 1991, PG. 44
■	POSITION OF 3/4" IRON PIPE AS SHOWN ON THE SOUTH LINE OF PARCEL 1, PARTITION PLAT VOL. 1991, PG. 44
*	RECORD DISTANCE
---	MATCH LINE



CURVE	CHORD BRG.	CHORD	RADIUS	DELTA	ARC
C1	S52°01'50"E	12.22'	10.00'	75°21'29"	13.15'
C2	S07°20'49"E	48.79'	200.00'	14°00'46"	48.91'
C3	N07°16'18"W	64.08'	260.00'	14°09'29"	64.25'
C4	N37°58'10"E	15.83'	10.00'	104°38'31"	18.26'
C5	N76°14'06"E	34.00'	70.00'	28°06'38"	34.34'
C6	N48°58'01"E	32.00'	70.00'	26°25'33"	32.29'
C7	N22°32'27"E	32.00'	70.00'	26°25'33"	32.29'
C8	N04°48'33"E	11.03'	70.00'	09°02'15"	11.04'
C9	S45°17'25"W	14.14'	10.00'	90°00'00"	15.71'
C10	N44°42'35"W	14.14'	10.00'	90°00'00"	15.71'
C11	S45°17'25"W	14.14'	10.00'	90°00'00"	15.71'
C12	N52°01'50"W	12.22'	10.00'	75°21'29"	13.15'
C13	S39°14'44"W	15.55'	10.00'	102°05'23"	17.82'
C14	N07°18'15"W	56.44'	230.00'	14°05'41"	56.58'
C15	N08°23'56"W	41.48'	200.00'	11°54'19"	41.56'
C16	S06°48'25"E	45.25'	260.00'	09°59'05"	45.31'
C17	N45°17'25"E	56.57'	40.00'	90°00'00"	62.83'

LINE	BEARING	DISTANCE
L1	N20°41'00"W	64.26'
L2	S89°42'35"E	60.05'
L3	S89°42'35"E	60.00'
L4	N87°44'54"W	60.04'
L5	S78°38'43"E	17.68'
L6	S89°42'35"E	17.33'
L7	S14°21'06"E	8.81'
L8	N00°17'25"E	57.00'
L9	N00°17'25"E	56.70'

At. Corr. BOR 351-1815

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Beseda
OREGON
JULY 25, 1985
CARL A. BESEDA
#02712LS
EXP 12-31-97

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VANCOUVER, WA 98662
PHONE (360) 256-8008

96019SBA S20BS4W 09/22/97

AFFIDAVIT OF CORRECTION

I, Carl A. Beseda, begin duly sworn, depose and say that I am the Surveyor who surveyed and prepared the plat of Northgate Phase I as recorded and filed in Volume 11, Page 14, Book of Town Plats for Polk county, Oregon.

It has come to my attention that an error or omission has been identified on said plat and the correction is warranted and necessary as follows:

1. STREET NAME ON PAGE 4 SHALL READ HYACINTH STREET INSTEAD OF NORTH HYACINTH STREET
2. LINE 31 IN SURVEYORS CERTIFICATE SHALL READ THENCE NORTH-00-17-25 EAST INSTEAD OF SOUTH 00-17-25 EAST
3. DISTANCE ON NORTH OF LOT 28 (PAGE 5) SHALL READ 101.00 INSTEAD OF 101.03
4. BEARING ON NORTHEASTERLY PLAT BOUNDARY ON PAGE 2 – WEST OF C3 SHALL READ S85-45-46E INSTEAD OF S85-45-46W
5. LOT AREA OF LOT 61 ON PAGE 4 SHALL READ 9331 S.F. INSTEAD OF 9392 S.F.
6. LOT AREA OF LOT 6 ON PAGE 3 SHALL READ 6081 S.F. INSTEAD OF 6061.S.F.

The present fee owner(s) of the property materially affected by said affidavit is/are as follows: QUAIL CONSTRUCTION.

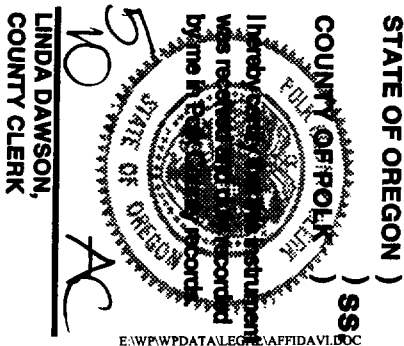


Carl A. Beseda 3-19-98
Registered Professional Land Surveyor

Business: Lawson Surveying and Engineering
Address: 11815 NE 99th Street Suite 1294
Vancouver, WA 98682

APPROVAL

I, John Namecek, Polk County Surveyor, do hereby certify that this Affidavit of Correction for said subdivision plat has been examined by me and that it complies with O.R.S. 92.170.



John Namecek
POLK COUNTY SURVEYOR
3-30-98
DATE